



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
27		BEDFORD LN, LINCOLN

**OWNERSHIP**

Owner 1:	MUSCOLO GABRIELLA
Owner 2:	
Owner 3:	
Street 1:	27 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1404 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.24 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									8,490						8,500	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									720						700	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	339,000		2.240	569,200	908,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 339.01						/Parcel: 339.01	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	322,800	0	2.24	551,600	874,400	874,400	Create Final value 2019	6/4/2019
2018	101	FV	322,800	0	2.24	551,600	874,400	874,400	Year End Roll	9/28/2017
2017	101	FV	314,800	0	2.24	521,200	836,000	836,000	Year End Roll	9/29/2016
2016	101	FV	309,400	0	2.24	506,000	815,400	815,400	Year End Roll	1/14/2016
2015	101	FV	306,700	0	2.24	469,200	775,900	775,900	Year End	10/2/2014
2014	101	FV	287,900	0	2.24	421,200	709,100	709,100	Year End Roll	1/23/2014
2013	101	FV	282,500	0	2.24	409,200	691,700	691,700	Year End Roll	10/25/2012
2012	101	FV	287,900	0	2.24	449,200	737,100	737,100	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARCUS FRED	22431-497		9/25/1992		325000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/2013	5485	MANUAL	17,618	C				sheet metal work f
10/3/2001	2363	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/18/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
5/18/1996	MEAS+INSPCTD	606	
1/19/1996	MISSED APPT	606	
6/14/1994	FIELDREV CHG	600	
12/19/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

